

DOWNTOWN COMMISSION RESULTS

Office of the Director
50 W. Gay St.
Columbus, Ohio 43215-9040
(614) 645-7795
(614) 645-6675 (FAX)

Tuesday, February 27, 2018

8:30 AM

77 N. Front Street, STAT Room (Lower Level)

Planning Division
50 W. Gay St.
Columbus, Ohio 43215-9040
(614) 645-8664

Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
(614) 645-8404
djthomas@columbus.gov

I. Attendance

Present: Robert Loversidge (Acting Chair); Mike Lusk; Jana Maniace; Danni Palmore

Absent: Steve Wittmann (Chair); Otto Beatty, Jr.; Tedd Hardesty; Kyle Katz

City Staff: Daniel Thomas, Daniel Morehead; Ashley Senn

II. Acknowledgement

Michael Brown leaving Downtown Commission to take on job as Chief of Staff to Columbus City Council

III. Approval of the January 23, 2017 Downtown Commission Meeting Results

Move to approve (DP, ML-2nd) (4-0)

IV. Request for Certificate of Appropriateness

Case #1 18-2-1

Address: 305 W. Nationwide Boulevard

Applicant: Katz Development, LLC

Property Owner: Putnam Hill Limited Partnership

Attorney: Boyd Moehring

Design Professional : dkb architects (David Kaiser)

Request:

Certificate of Appropriateness for

- Site and exterior improvements to a one story office building
- Graphics

Discussion: DK – retrofitting existing Business First offices as co-working space (Versa – its 2nd location in central Ohio). Create better exterior and sense of entry to fit important pedestrian corner in the Arena District. Largest focus is to break the suburban mold, particularly with the new pedestrian entry off of Neil. The fence will be opened up. A pedestrian entrance and patio is being created. The small patio will be screened by landscaping. There will be a new canopy for the new entrance, a simple steel channel. The new entrance will more directly relate to the street. Signage will be integrated into the screen wall. The rear entry will also be improved and landscaped. Festoon lighting will be added. Demo and floor plans shown. The existing exterior masonry will be painted charcoal grey. Windows will be added to the south elevation.

JM – likes the new perforated screen. Is the height a little too much, does it act as a barrier? DK – the patio and entrance relate directly to the street, the new entrance as well as screen all of this from the parking. The screen will be washed with LED lighting. I believe the Versa sign will be internally lit. JM – consider continuing lighting throughout, including the building. DK – we are still considering landscape lighting. ML – screening material A – painted steel and a heavier gauge. Colors and samples looked at. DP – motion to approve, JM – 2nd.

Result:

Motion to approve (4-0)

V. Conceptual Review

Case #2 18-2-2C

Address: 230 E. Long Street

Applicant and Property Owner: Charles Street Investment Partners LLC (Denver)

Design Professional: NBBJ

Attorney: Catherine Cunningham / Kegler Brown Hill + Ritter

Request:

Conceptual Review for 8-story (staggered floors) mixed use building – ground floor retail townhouses and parking and 7 upper floors – apartments.

Discussion: DT – the Commission has seen this site before with another architect (same developer). Massive site where the mass is attempted to be dealt with in a contemporary expression. Site context photos shown. RL – any decent improvement would be a major improvement to this large surface parking lot. NBBJ (A) – Update on current design (conceptual). Will be back next month looking for final approval. Continues to work with Charles Street Partners. 220(ish) residential units planned. Creates a great amenity package, particularly at the SW corner. A drop off will occur at the point where 5th St. shifts over. There will be retail at the SW corner. Townhomes will continue along Long St. to the east. Hopes to activate Long St. and relocate above ground wiring underground (also along Lafayette on the north). The building is stepped, which a key massing element. This will allow large outdoor terraces. This includes pool that looks back at the downtown skyline. There is a central courtyard space.

JM – are the balconies for one unit each are for multiple units? A – exploring both at this time. Part of the terraces / balconies will be “public” in nature and some private. Security and safety still have to work. Dog walk space is being looked at. RL – what does the building look like from Lafayette – it is taller and more uniform. A – punched openings, we are looking at breaking this down. There are balconies on that side, which provide some relief. RL – materials? A – everything from metal siding to fiber cement board. Trying to keep the materials fairly simple now. We are also looking for color on the inside. RL – use of Downtown Streetscape Standards? A – yes. RL – parking internally? A – 217, not quite 1 to 1. There are two levels of parking, utilizing a 7 ft. grade change on site, coming off of 5th low and Neilston high. JM – large expanses on two sides, is there a chance of stepping back or forward every so often? Doesn’t have to be much. A – we will look for opportunities. RL, DP – really like the townhouses along Long St., helps to activate. Maybe add a splash of color. The changes of height is good, but it is also very large. A – maybe balconies with color or change of material such as wood. RL – good, hope this works out.

Result: Conceptual review only, no vote taken.

Case #3 18-2-3C

Address: 175 E. Town Street (Corner of Fourth and Rich Streets)

Applicant and Design Professional : Berardi +

Property Owner: Town Inn Co., LLC c/o InterAmerican Hotels Corporation

Attorney: Don Plank

Request:

Conceptual Review for a 15-story mixed-use building. Components include:

- Two story retail at corner of Fourth and Rich Streets (grade and above)
- 5 levels of parking (232 spaces), including grade
- 9 stories of residences above garage
- Amenity deck on 7th floor above garage

Discussion: DT – in the process of a lot split from the Holiday Inn property. Contextual photos shown contrasting fences-in parking with active block to the south. This project will help mend a void. GB – New set of drawings submitted, particularly in reference to setting the NW corner of the building back. Less blockish and more emphasis on Rich Street frontage. Not 273 ft. high, as erroneously published but 173 ft. high. Also there is no 2 story retail but rather a high 1 story. In for conceptual review, will be coming back in two months. In 2014 the owners of the Holiday Inn chose to a lot split of the south portion – the parking lot, in anticipation of development (.91 acres). A number of scenarios had been done. This one makes the most sense. The current proposal occupies .45 acres, the other half will remain parking with potential expansion for more structured parking which could add an additional 165 spaces. We still need to accommodate parking for the Holiday Inn. We are also looking for potential valet parking (possibly on a temporary basis during construction). There is going to be another lot split of the .91 acre site.

The first floor will have a little over 10,000sf of commercial space which could be increased if lobby space was reduced. The height of the commercial space (as well as the lobby) would be 16 to 18 ft. There will be a terrace on the fifth floor, as the tower is stepped back. The drive from Rich St. will create a secondary access to the Holiday Inn. An expanded parking structure would tie into the same elevation of the first phase parking. The first phase of parking will include electric car spaces, bicycle parking and 100% handicapped accessibility. .

There will be a deck on the 7th fl. that will include an amenity deck. This will likely be a silver Leed building. Makeup of units is largely one bedroom (a little bit larger in size than the current norm), which is what the market is saying right now. Materials: Grade – smooth stone veneer with a lot of glazing; parking levels – synthetic stone and panels – fenestration of the garage will follow the pattern of fenestration of tower above. Aluminum storefront framing will also be used in openings. The body of the building above will likely be a metal or ceramic coated panel. The top will be more glazed, as the units will be more penthouse. Greyish colors and tinted glazing. 11 ft. floor to floor. A restricted color pallet and a slender building is sought. We intend to follow the Streetscape Standards as well as bury some utilities if need be.

RL – likes the less contrast on this project. GB – balconies will be engaged rather than projecting out. DP – likes project, question about blocking of views from adjacent building. GB we are not going all the way to the property line. These are our legislative rights. RL – this is a city. DP – time line? GB – things are moving well, it is possible that a start can occur by the end of the year. ML – how does it relate to some of the other buildings such as the block to the south. GB – the portion going up to the 7th floor is 72 ft. RL – similar to the general 6 story building fabric before it was torn down for parking lots. JM – large drop off area, is their enough sidewalk? GB – it doubtful right now. We have a total of 232 structure parking spaces in the first phase. 35 on grade which totals up to 267.

(100 are being returned to the Holiday Inn) 124 units. The ratio is well over the limit. At least one parking space per bedroom. We are gaining 167 parking spaces.

Jim Villards – lives in adjacent 199 S. Fifth. Elevations of building shown. Was unaware of what downtown development allows. Issues with new building in front of his and the lack of public notification. Just moved here from Arlington, Va. Would appreciate the opportunity to meet with developers. Would like them to be more sensitive to next door. Concern with mix of apartments to ownership. People aren't committed and making an investment. I currently have a balcony with a beautiful western view and in the future I'll have a view of a parking structure that could be 40 ft. higher. An old 1970's brutalist building was turned into a nice building. We enjoy it. The plans for the new building don't show an eastern elevation – we would like to see all sides. RL – this is a conceptual review – we would expect that with final review. Luis Calderon from 199 S. Fifth was also in attendance. RL – was not certain that renovation plans for 199 S. Fifth was ever approved by full Commission. DJT – was administratively approved by predecessor. Will take Mr. Villards contact information and will be sure to notify.

Result: Conceptual review only, no vote taken.

Case #4 18-2-4C

Address: 10 W. Broad Street

(One Columbus)

Applicant and Design Professional: Stan Young, Signage Consultants

Property Owner: 10 W. Broad Owner, LLC

Request:

Conceptual review for skyline signs on a multifaceted building (One Columbus). CC3359.05(C)1)

Discussion: SY - The building has 30% vacancy and having the opportunity for a skyline graphic for a major tenant on the east elevation is seen as an incentive for attracting a firm. The current three skyline graphics would remain. The Commission generally had no problem with an additional graphic.

Result: Conceptual review. Expect approval on east façade upon finalized design. Design should be proportional to size of other skyline graphics already on building.

Case #5 18-2-5C

Address: 31 E. Gay Street

Applicant: Steve Moore / Moore Signs / Pub Mahone

Property Owner: Commonwealth Investments, LLC

Request:

Conceptual Review for extended supported awnings and graphics over sidewalk cafe. CC3359.05(C)1)

The awning and structural supports in the R.O.W. must receive approval from Public Services, which has jurisdiction in this area.

Awnings and street level graphic are normally administratively approvable items. However, because of the size, the historic nature of the building and the need for Public Service approval, this is being brought to the full Downtown Commission's attention.

Result: Commission voiced that this is an administratively approvable item. Staff to handle.

VI. Additional Item: Request for Certificate of Appropriateness

Case #6 18-2-6

Address: 510 E. Mound Street

Applicant: Brian Winkler, Lincoln Construction

Property Owner: Mike Wettrich, Education First Credit Union

Design Professional : Tim Shremshock, Shremshock Architects, Inc.

Request:

Certificate of Appropriateness for renovation of existing three-story office (and banking branch) building.

Result: No real problem with design, but not enough information. Come back in a month. Include site plan and landscaping.

VII. Business / Discussion

Public Forum

Move to Michael B. Coleman Government Center

- Planning Division is slated to move into new facility March 30
- Anticipate hold the April Downtown Commission meeting in the new Hearing Room
- Parking for Commissioners and applicants should be available in the new parking garage

Staff Certificates of Appropriateness have been issued since last notification (January 18, 2018)

Ad Mural – *Bold & Italics*

1. 101 E Town St. – Reface portion of multi-tenant sign
2. *274 S. Third St. – Sprint Airlines ad mural – Orange Barrel*
3. *8 E. Long St. – Nationwide Children’s Hospital ad mural – Orange Barrel*
4. 121 S. High St. – Reface signs and awnings - BurgerMT
5. *35 W. Spring St. (Marriott) Apple Selfie Ad Mural – Lamar*
6. 401 Noble St. – Heavenly Kids Day Care – 2 entry canopies
7. *263 N. Front St. - Apple Selfie Ad Mural – Orange Barrel*
8. *43 W. Long St. - Apple Selfie Ad Mural – Orange Barrel*
9. *60 E. Long St. - Apple Selfie Ad Mural – Orange Barrel*
10. *15 W. Cherry St. - Apple Selfie Ad Mural – Outfront Media*
11. 19 E. Gay St. – Tiger + Lily sidewalk café referral

Next regular meeting will be on March 27, 2018, the fourth Tuesday of the month (five weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.